



1401

OFFICE SPACE FOR LEASE

1401 Walnut Street

Downtown Boulder

6,601 Square Feet Available

THE
W.W. Reynolds
COMPANIES

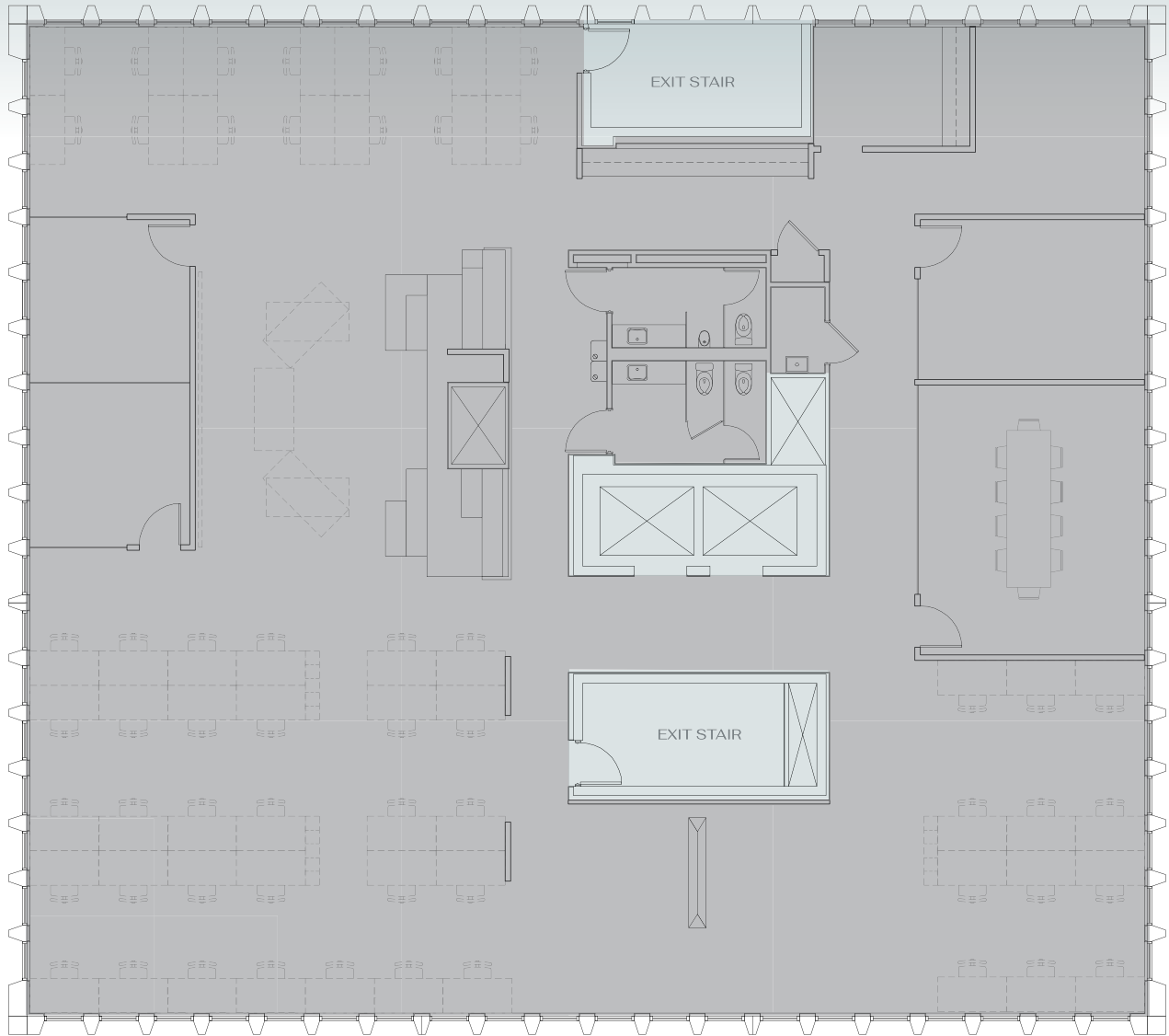
DETAILS

- * 6,601 square feet
- * Full floor plate
- * Fantastic flatiron views
- * Contemporary finishes
- * Lots of natural light
- * 2:1,000 parking ratio
- * Access to a rooftop patio
- * Great downtown Boulder location



LEVEL 3 FLOOR PLAN

1401



UNIT
300



SIZE
6,601 SF



RATE
\$29 NNN



AVAILABLE
10/1/2026



EST. OP EX
\$17.50 / SF

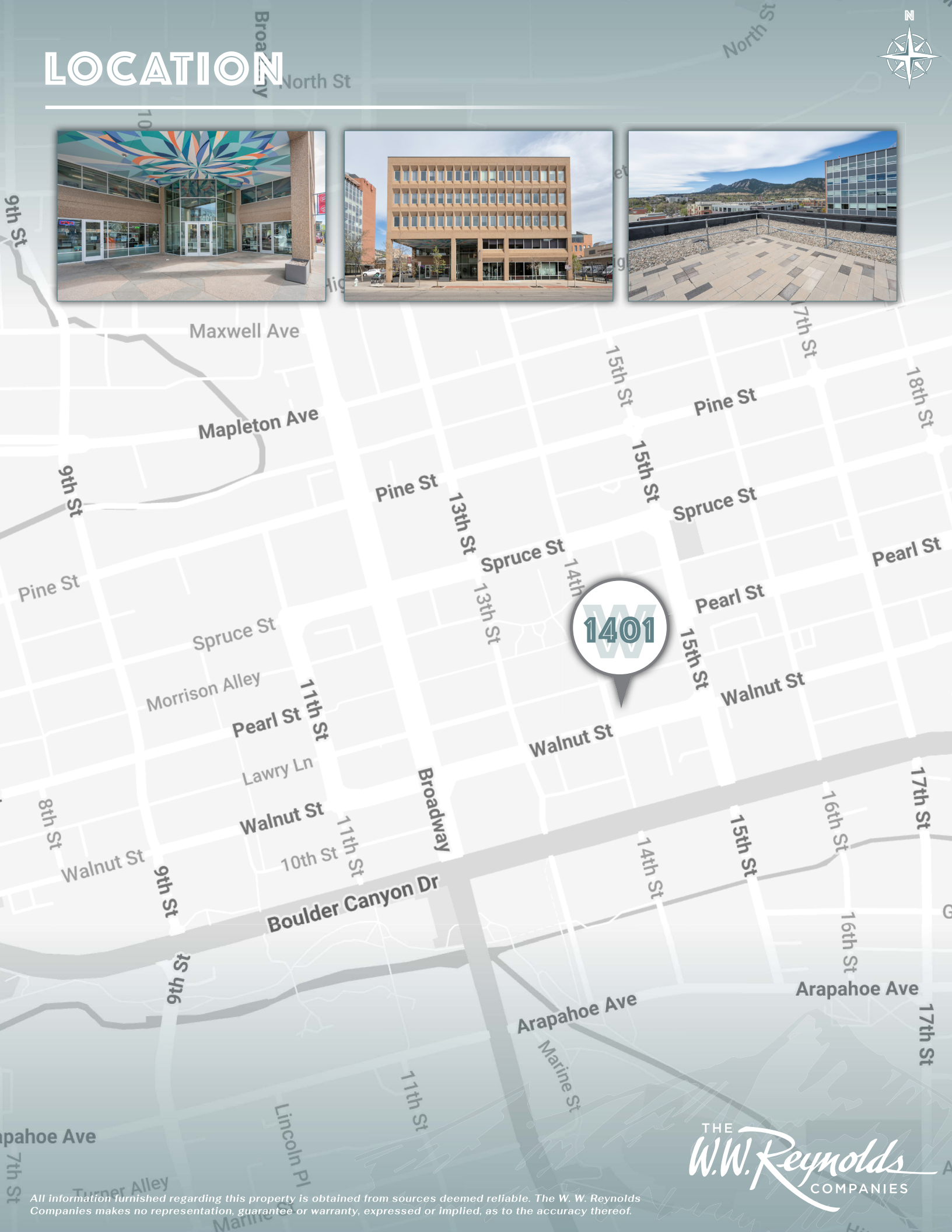
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LOCATION



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